



LEFT Julie and David's son, Ned, helps decorate the tree. The wallpaper is Cow Parsley from Cole & Son. The radiator is from Lassco, and the chairs are from Kempton Market. Find similar wire shelving at After Noah. THIS PAGE The front of the house is painted in Off Black exterior eggshell by Farrow & Ball. The wreath is from The Fresh Flower Company.



Home for Christmas

Striking a clever balance between country charm and urban chic, this cottage is perfect for a cosy Yule

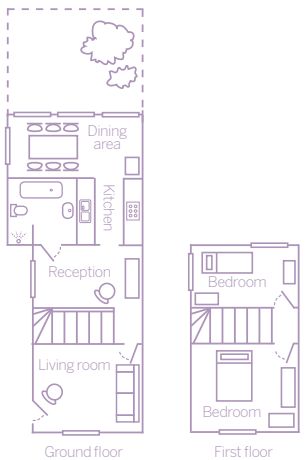
Words Emma Kilbey Photography Caroline Arber Styling Julie Hailey



THIS PICTURE Julie, David and the boys at the dining table, made by David from oak sleepers with metal scaffold posts for legs. The chairs are from Castle Gibson. ABOVE RIGHT The sink and Maxi Coil tap are by Caple.



THE PROPERTY
TYPE 17th-century Grade II-listed cottage.
SPACE Kitchen/diner, reception room, front room, bathroom, two bedrooms.
LOCATION Dulwich, south London.



ABOVE Crystal lights in the kitchen are from Source, and the floor is Iroko with slate inlays from The Natural Slate Company. LEFT The concrete units were custom made; the metal trolley is from Spitalfields Market.

After a lot of sweat and tears, we've got this place exactly how we want it,' says Julie Hailey of her Grade II-listed home in Dulwich, south London. 'In fact, we love this cottage so much, we've just scraped everything together to buy the one next door! Maybe our boys could live there one day or we'll end up knocking the cottages through.' Approaching her small but perfectly formed home, you can instantly understand her enthusiasm. Stylist Julie and former shop-fitter husband David – now fully-fledged property developers – have done a beautiful job renovating this late 17th-century dwelling, adding contemporary flair to stop things getting too twee and countrified. **'We get people passing by saying, "You've done a lovely job restoring it". It's really gratifying,'** says Julie. The cottage is a former kiln-worker's home near the end of a row of seven historic houses. 'When we bought it at auction, no-one had lived here for 15 years,' says Julie. 'We nearly lost it to developers twice, but it was third time lucky after it went to sealed bids.' Julie, David and sons Ned, three, and Harvey, nine, finally moved in in November 2006. **'It's listed, but the council were very accommodating and quite relieved that the ugly Sixties rear was coming down! It had hideous décor and plastic windows,'** Julie remembers. The couple's first step was to bulldoze the extension, which housed a kitchen and a little bathroom. 'Our idea was to renovate the original part of the house and then re-build the extension, blending it in with the older part.' The suspended ceiling in the bathroom is David's handiwork, as is the ceiling in the kitchen. 'We started building a sleek plasterboard ceiling, but decided matchboard tongue-and-groove effect worked better with the old house,' says Julie. The African hardwood Iroko was used for >



The clock was a junk-shop find. Newgate Clocks sells similar. The lamp is from The Bleu Gallery and the leather chair and cushion are from Liberty. The ceiling light is Heal's. RIGHT The wire unit came from Kempton Market.



kitchen drawers and cupboards as well as the floor, with inserts of grey slate. Perhaps the most impressive aspect of the kitchen are the bespoke concrete units and tops. 'I'm not a great lover of fitted kitchens,' says Julie. 'These were certainly a massive labour of love. The moulds were custom-made and filled with concrete and pea shingle.' Painstakingly polished, they then had to be lifted gingerly into place. 'They were so ridiculously heavy, it took a fair few fit blokes to get them in,' she laughs.

The dining table was made by David from oak sleepers. He fixed metal scaffolding poles for legs to 'stop the cats scratching them', while the steel dining chairs were picked up at Kempton Market. Metal is a recurrent theme – there's a stainless-steel splashback behind the sink, a wire shelving unit offset with pretty Emma Bridgewater crockery and brushed-steel Smeg kitchenware. **'I love merging the industrial look with retro and romance,' says Julie. 'Metal looks functional, yet it polishes up to quite a glitzy finish.'** Exposed brickwork adds to the warehouse vibe, while the wall-mounted TV means the kitchen/diner is a cosy gathering place. Crystal lights over the sink send off shards of twinkly light and give a magical, festive feel. 'This is where we'll spend most of our time over Christmas,' Julie says.

At the front, in the old part of the house, Julie and David have retained a classic feel with dashes of humour, such as the huge stationmaster's clock on the chimney breast. **'It's a bit *Alice in Wonderland* – a miniature house with a massive clock which doesn't even tell the right time.'** A distressed French armoire takes pride of place >

WHAT THEY DID

- Re-timbered and painted the exterior.
- Knocked down a Sixties extension and rebuilt it, adding another five feet to the back of the house.
- Put in a wet-room style bathroom.
- Added new ceilings in the kitchen, bathroom and both bedrooms.
- Put steel windows in the extension.
- Excavated the garden and added reclaimed sleepers.
- Re-painted throughout.



TOP LEFT The sofa is by Angel Interiors in East Dulwich. THIS PICTURE The armoire was Julie's first antique find. The floor tiles are from Elon in Fulham, with a rug from Deirdre Dyson. The Christmas banner is by Caroline Zoob.

in the middle reception room. 'We wanted it in our bedroom, but the stairwell space is so tight, we couldn't manage it.' Old happily meets new with *Barbarella*-style steel Seventies lights ('they throw some amazing patterns on the walls') and bespoke wooden shutters.

Behind a classic latched three-plank cottage door is the real surprise – a Manhattan loft-style bathroom, with a concrete floor, grey-slate walls, exposed brickwork and a magenta hue, courtesy of the suspended ceiling. 'It's got a light trough with fluorescent strips and coloured gel wrapped around the tubes. It means we can change it to match our mood.' Glass bricks above the sink allow the magenta light to spill through to the kitchen on the other side of the wall.

The two bedrooms are up a narrow staircase. The boys' bedroom is a cosy bolthole, and the small space is maximised with bunk beds. In Julie and David's room, you can't help but notice the way the floor slopes towards the window. 'The house naturally leans – it's part of its charm,' smiles Julie. David removed the original ceiling, which was falling down. This created a shelf and mini gable areas for storage. The bed is hand-made from scaffolding poles, and the metal theme is accentuated by the steel wardrobe and buffed-up high school-style lockers.

'I love it here. It feels like we're in the country – plus down the road is the Dulwich Picture Gallery where we had our wedding reception, so it's full of nice memories,' Julie says. 'We've sacrificed space, but for a great location. If we ever sold this place, I think we'd regret it forever.'



The house is available for photo shoots. Contact clearspace.biz or julie.hailey@hotmail.co.uk.

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ABOVE In the bathroom, the slate is from The Natural Flooring Company. The lighting for the suspended ceiling is from Encapsulite. BELOW LEFT Bunkbeds in the boys' room are from Bump, with Cath Kidston wallpaper.



HOME TRUTHS

Favourite buy for the cottage?

David: The lockers in our bedroom. It took three of us to get them up the stairs. You can imagine the swearing!

Best-ever Christmas present?

Julie: David treated me to a New Year trip to Chicago. We spent too much money in the sales and had a fantastic dinner at the top of the Hancock Tower.

Naturally messy or super-tidy?

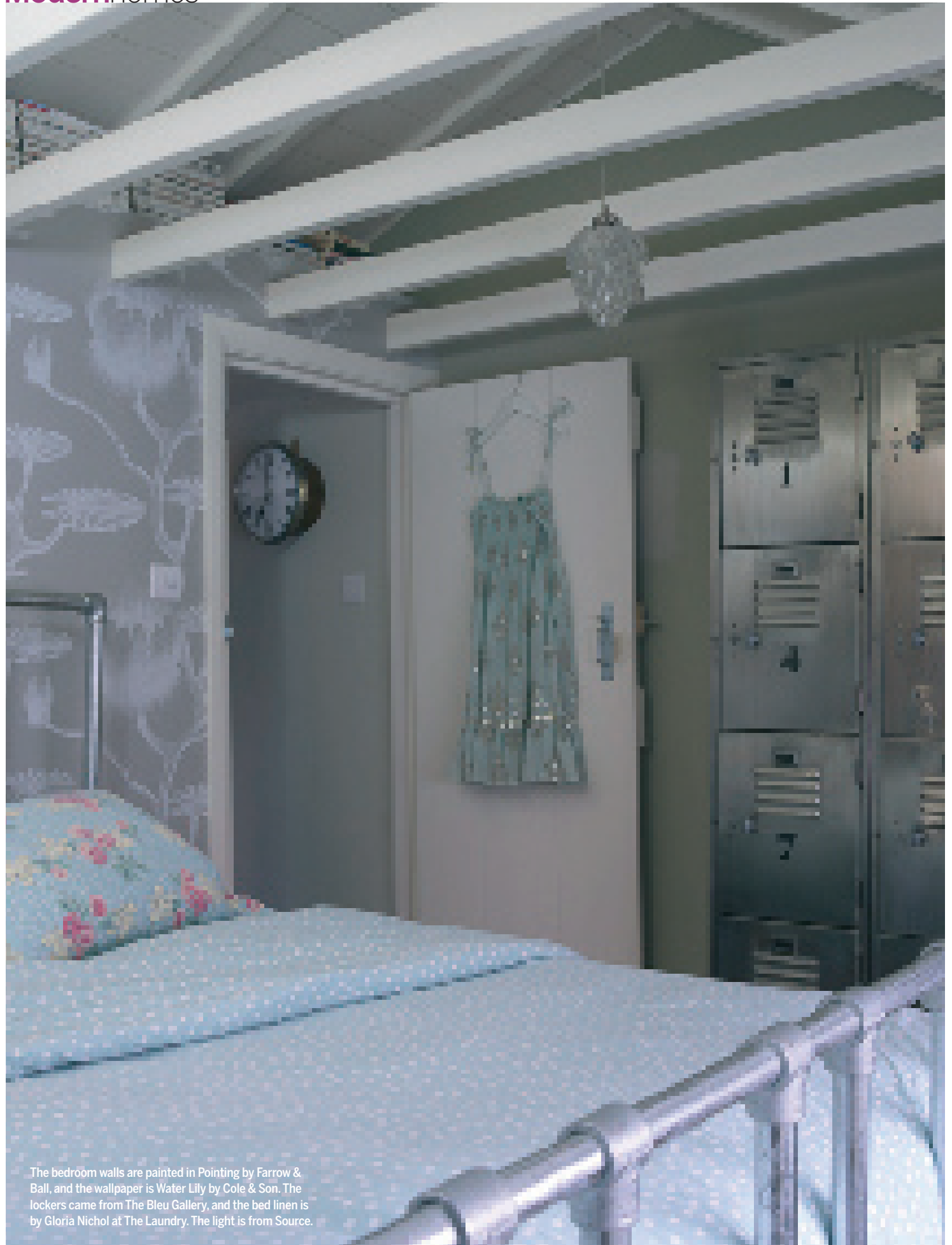
Julie: I'm pretty messy, but David's even worse... I don't think he knows where the Hoover lives.

Traditional or modern Christmas lunch?

It has to be turkey with all the trimmings, followed by Christmas pud!



The wallpaper in the stairwell is from Cole & Son.



The bedroom walls are painted in Pointing by Farrow & Ball, and the wallpaper is Water Lily by Cole & Son. The lockers came from The Bleu Gallery, and the bed linen is by Gloria Nichol at The Laundry. The light is from Source.